

MOTION BY SUPERVISOR DON KNABE

June 9, 2010

Relates to Item 68

On February 2, 2010, at the request of the Board, the Director of Planning and the County Counsel were instructed to prepare a Community Standards District (CSD) Ordinance for the unincorporated area known as the “Cerritos Island” to address various issues and problems with overbuilding on substandard-sized lots and access concerns on narrow, and sometimes unimproved roads.

The Cerritos Island area of the County, which is surrounded by the Cities of Norwalk and Cerritos, is an unincorporated residential area where homes have recently been constructed to near the maximum height allowed by the zoning in the area, and with reduced yard setbacks that were approved administratively under the County’s yard modification procedures. Some of these recent developments had drawn opposition within the community and the neighboring cities, and created dense development with little separation between structures.

- M O R E -

MOTION

RIDLEY-THOMAS _____

YAROSLAVSKY _____

KNABE _____

ANTONOVICH _____

MOLINA _____

The interim urgency ordinance that has been in effect for two years is expiring today (on June 9, 2010) and, by law, cannot be extended further. Therefore, it is imperative that a CSD ordinance is approved today to institute new, enhanced regulations to provide clarity and certainty regarding the controls on future development.

I am very concerned that the issues raised by the City of Cerritos have not been adequately responded to by the County. While it may not be appropriate to address all of the concerns through the CSD ordinance, which focuses on zoning-related regulations, requiring County staff to provide a follow-up report to the Board on these issues would go a long way toward addressing the concerns in a thoughtful way. By establishing a mechanism for identifying future action steps that could be considered for implementation, I think we can accomplish in spirit what the City of Cerritos is requesting and move forward on that in tandem with the approval of the CSD ordinance.

I, THEREFORE, MOVE that the Board of Supervisors:

1. Close the Public Hearing;
2. Consider the Negative Declaration together with the comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence that the project will have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration;
3. Approve the recommendation of the Regional Planning Commission, along with the revisions to the Cerritos Island CSD recommended by the County staff today, and determine that the CSD is compatible with and supportive of the goals and policies of the countywide General Plan;
4. Indicate the Board's intent to approve the CSD that was recommended by the

Commission and instruct County Counsel to prepare the CSD as recommended by the Board and return with the final ordinance for adoption within 30 days; and

5. Instruct the CEO to coordinate with the Director of Public Works, the Fire Marshall (Fire Department), the Director of Planning, and the County Counsel, to provide a report to the Board, within 60 days, responding to the following issues: 1) Identify the various options, implementation steps, timelines, and cost estimates to expeditiously complete the paving and fire-safety access improvements on Elmcroft Avenue, 2) Identify and evaluate the issues and potential options for extending 167th Street westward from Mapes Avenue to Elmcroft Avenue to improve circulation and access within the neighborhood, and to include a detailed analysis of existing ownerships and identification of existing improvements (by mapped exhibit and text inventory) within the existing and/or future right-of-way, 3) Provide a detailed analysis of the zoning and legal issues and an estimate of potential financial cost to the establishment of a minimum 40-ft setback requirement along the length of Elmcroft Avenue as measured from the City of Cerritos boundary on the west, and 4) Provide an overview of the existing property maintenance requirements and zoning code and building code enforcement efforts for the unincorporated Cerritos Island area and identify both an action plan and an annual cost estimate for a proactive enforcement program for this area.

#